

105 Sweetwater Court, Greenville, S.C. 29651

TITLE TO REAL ESTATE BY A CORPORATION - Offices of Maysworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OCT 23 4 54 PM '81  
R.M.C. TANKERSLEY

BOOK 1157 PAGE 247

KNOW ALL MEN BY THESE PRESENTS, that COTHRAN & DARBY BUILDERS, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of One Hundred Ten Thousand & 00/100 (\$110,000.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Richard C. Neugent and Janet G. Neugent, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, lying and being on the northwesterly side of Sweetwater Court, near the City of Greenville, South Carolina being known and designated as Lot 447 on Plat entitled "Map Three, Section II, Sugar Creek, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7X at Page 2 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sweetwater Court, said pin being the joint front corner of Lots 446 and 447 and running thence with the common line of said lots N. 59-10-19 W. 131.10 feet to an iron pin at the joint rear corner of Lots 446 and 447; thence S. 15-51 W. 125 feet to an iron pin at the joint rear corner of Lots 447 and 448; thence with the common line of said lots S. 74-06-46 E. 149.90 feet to an iron pin on the northwesterly side of Sweetwater Court; thence with the northwesterly side of Sweetwater Court N. 15-53-14 E. 12.16 feet to an iron pin; thence continuing said the Court on a curve, the chord of which is N. 4-49-01 W. 35.36 feet to an iron pin; thence continuing with the Court on a curve, the chord of which is N. 2-39-09 E. 47.22 feet to an iron pin, the point of beginning.

(11) - 195 - 534.6 - 1-47

This is the same property conveyed to Grantor herein by Deed of John Cothran Company, Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr. dated October 13, 1981 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1157 at Page 246.

This property is conveyed subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, including a 10-foot drainage easement across rear lot line.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
OCT 23 81  
220.00

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
OCT 23 81  
121.00

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 23rd day of October 19 81.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

*[Signature]*  
Vice President

By: *[Signature]*  
Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 23rd day of October 1981.  
*[Signature]* (SEAL)

Notary Public for South Carolina.  
My commission expires: 6/7/87

RECORDED OCT 23 1981 at 4:54 P. M., No. 1157-247

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